

Buy
This Year

Washingtonians of Suburban Bent Buying Home Sites

Build
This Year

REAL ESTATE MEN SEEK SENATE AID

National Convention of Realtors
To Enlist U. S. Help on
Building Problems.

When the real estate boards of the country gather this week at Kansas City one of the main features of their program will be a plan of co-operation with a committee of the Senate to find the best means to overcome the present industrial inertia which prevails all over the country. There has been talk of this inertia and various remedies have been suggested by business men's associations, chambers of commerce, manufacturers' associations, and labor unions. Every one recognizes it and with a few exceptions everyone has offered as a cause not the underlying economic principle but one of the attendant phenomena.

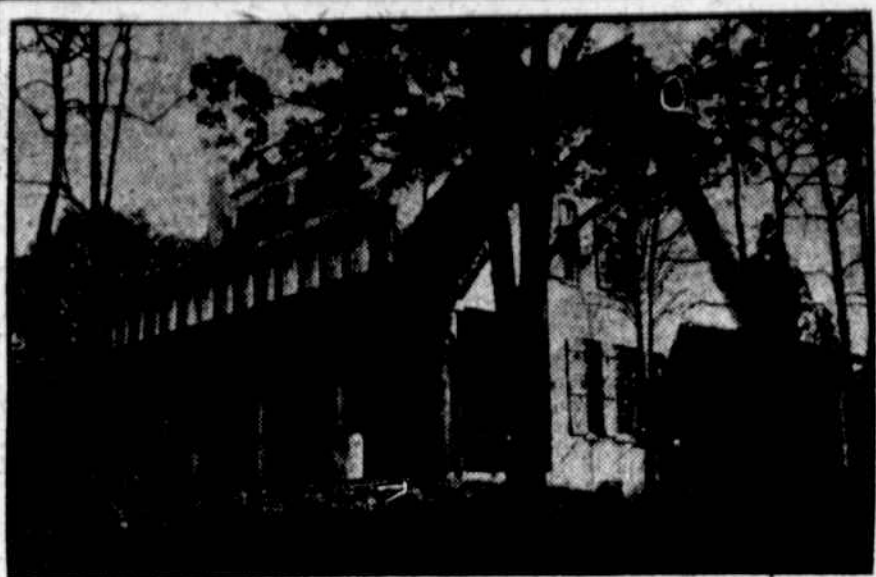
Manufacturers say that the demands of labor for the back of the present industrial crisis. Labor men retort that profiteering by their employers is the sole cause of the high cost of living. Builders say that the policy of restricting the free trade of labor by those who furnish it and taxes on profits are among the cure alls.

By way of remedy, taxes of various sorts are offered. Price fixing, laws restricting the free trade of labor by those who furnish it and taxes on profits are among the cure alls.

"Disease" Not Recognized.

The fundamental error in all these medicines and their applications lies in the fact that the physicians have not to any great extent recognized the disease. Hoarding is a feature of it, profiteering, reckless spending, speculation, railroad congestion, strikes by both labor and capital, all are features, but they are the "cough" from the "disease," not the disease

VIRGINIA HOME, built around old Fort Lyon in nearby Virginia, rich with historic interest, which was sold last week by A. H. Agnew, of Alexandria, to James E. Edgerton, of Washington. Fortification trenches are still to be found around the property.



itself. A country which is a billion dollars behind in its building is simply a billion dollars "poor" in real wealth. We can't draw dividends on a broken-down plant.

With this in mind, Senator Calder offered a resolution to the Senate in April, asking for a committee to look into the building conditions of the country and asking that they may be permitted to employ the most expert aid obtainable in gathering their information. The committee was appointed; Senator Calder, chairman, and Senators Edge, Kenyon, Gay and Wolcott aided by men who believe in obeying the natural laws of industry rather than in attempting to circumvent them.

When the country, after the civil war was well nigh drowned in a green sea of paper money, Mr. Seward

suggested "that the way to resume specie payments was to resume."

Theories Are The Same.

The theory on which the Senate committee and the real estate boards of the country hope to act in concert is the same. The capital of the country must be increased by digging cellars, and putting houses over them, making roads to haul produce over, meeting the shortage in labor by increasing our capital in machinery and increasing the mobility of labor by giving the railroads, as far as possible, a free rein.

To quote Senator Calder in his speech of May 21, before the Senate: "The specific obligation now confronting the United States is so to increase its facilities for production and distribution of useful commodities as to meet the needs of the people."

The plant of the United States is inadequate and we cannot give foreign succor or meet world competition until we can produce an excess of necessities over requirements at home.

In the face of the greatest housing shortage the city had ever met, this large per cent did not give an actual amount of construction adequate for relief. In the first four months of 1920 contracts were let in New York city to the amount of \$119,455,050, of which only \$38,602,400, or 32 per cent was for living accommodations. In January and February of this year almost \$4,000,000 more, according to the Internal Revenue report, was spent in New York city for theater tickets than for home building.

These conditions prevail to a greater or lesser extent all over the country, and it is in educating the producers of the nation to this one law of industry, that in production of capital goods alone rests the adequate flow of income, that the Senate committee with its experts and the real estate boards of the country expect to put our country on its industrial legs.

"GIVE HOUSE BUILDERS FIRST CHANCE," MILLER

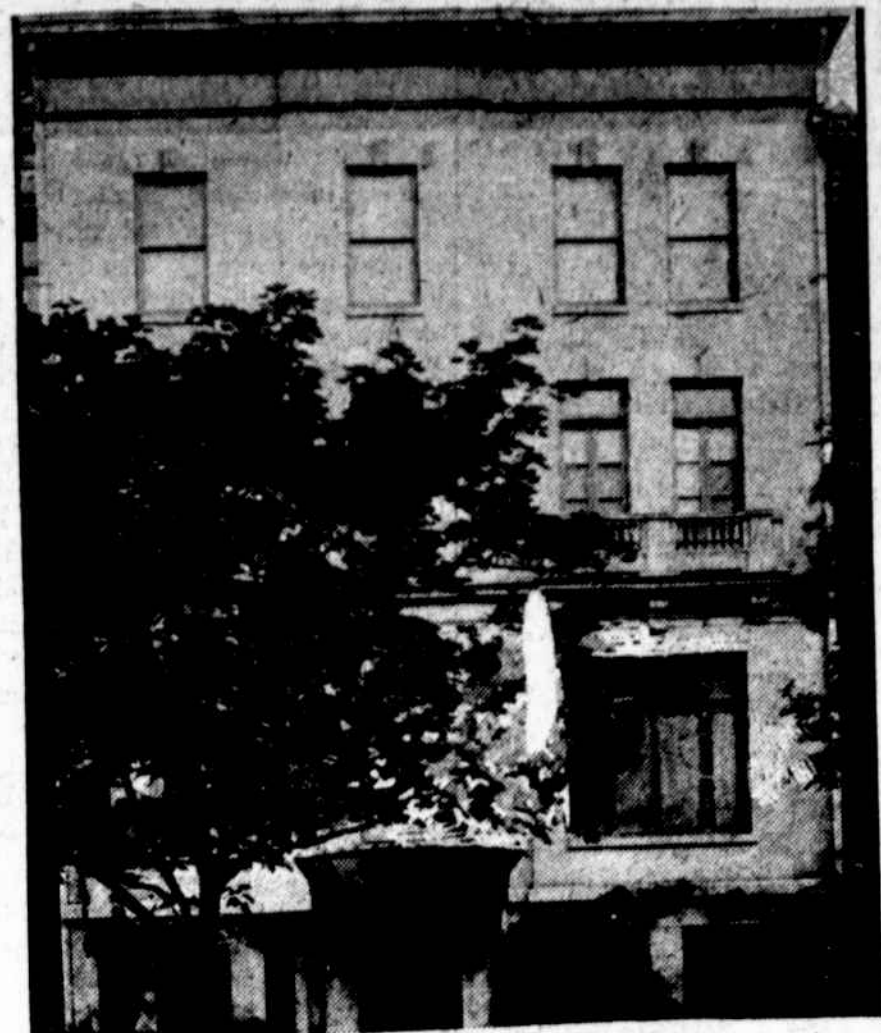
"Give house builders materials before industrial builders, even if it means curtailment of industrial expansion."

This is the statement of Franklin T. Miller, president of the F. W. Dodge Automobile Company. Miller also is chairman of the financial operations committee of the National Federation of Construction Industries.

"The workers' physical comfort is essential to every industry," said Miller. "If he can't find a place to live near his work he is nearly worthless to any industry. Before our plants can extend much further, houses for workers must be built."

For every \$1,000 spent in industrial expansion from \$3,000 to \$5,000 must be spent for housing, Miller's figure shows. Miller says that \$2,000,000,000 savings deposits in banks of the country should be used for building instead of for short-term speculative loans.

CZECHO-SLOVAK government leases this beautiful home at 1734 N street from Mrs. John Jay White as the new embassy for that country. The lease was negotiated through the Ernest Hall Coolidge Company.



DEMAND CONTINUES FOR PHILLIPS' BUNGALOWS

Three of the fifteen bungalows just completed by William S. Phillips at Eighth and Underwood streets were sold during the past week through Mr. Phillips' office. The purchasers were Judge L. J. Stevens, who now occupies 8612 Eighth street. W. S. Allison, claim agent for the Southern Railway, who will live in 8614 Eighth street and Marshall H. Wilson, who

bought 8616 Eighth street northwest. John E. Lipschitz was the purchaser of the property at 3550 Tenth street. He will occupy the premises for his home. Arthur D. Furlong is to be the new occupant of 226 N street northwest. Mrs. Mary E. Phillips bought a new home at 1182 Twenty-fifth street northwest. Mrs. Gertrude H. Marvin sold the house at 324 Taylor street northwest to Israel W. Wassman, who will occupy the premises. Mrs. Marvin also purchased through the same office the home at 4015 Fourteenth street for her residence.

AURORA HILLS VIRGINIA

The Beautiful Virginia Suburb

Six Reasons for Buying Your Home Here

1. Accessibility:

Aurora Hills is only 15 minutes' ride from 12th and Pennsylvania Avenue N. W., on the Washington-Alexandria Electric Line. Excellent service. 7c fare on commutation books.

2. Improvements:

Cement sidewalks and paved streets. Complete sewage system with outlet to Potomac River; excellent water system; electric lights. Above improvements are installed. No assessments.

3. Size of Lots:

All the building lots have a frontage of 50 feet, and the depth of the lots range from 135 to 150 feet.

4. Restrictions:

All the restrictions necessary to maintain suitable living standards are in force.

5. Prices—Terms:

Are much lower, per square foot, than in any other equally accessible and improved subdivision. Terms can be easily arranged.

6. Homes:

A number of well built two-story homes and bungalows are now nearing completion.

TO INSPECT—Take Alexandria cars leaving 12th Street and Pennsylvania Avenue N. W., every 15 minutes to Aurora Hills Station. Don't fail to inspect this property on Sunday. An Agent will be on the grounds. Phone or write agent for appointment to inspect by automobile.

S. D. CRAMER, AGENT

604 Hibbs Bldg., 725 15th St. N. W.
Phone M. 7331

COME SUNDAY OR DECORATION DAY

BUY A LOT FOR 75c A WEEK IN

LENOX Formerly the Gentlemen's Driving Club's Beautiful Property, Fronting the Washington-Baltimore Boulevard, Right on the Street Car Line,

25 Minutes from the Treasury.

High, Dry, Level, Perfect Home-Sites on Graded Streets, \$95 and up, to Desirable People Only, on the Easiest Payments Ever Known for Such Splendid Lots.

ONE DOLLAR DOWN THEN 75c to \$1 A WEEK

No Interest or Taxes for Two Years. Perfect Title. Warranty Deeds Citizens' Savings Bank, Washington, Receives All Payments

Scores of Attractive Houses Are Being Built in the Vicinity by Thrifty People of the Best Character. Lenox is in a Community of Home Owners rather than Renters, and Consequently a Neighborhood in Which Values Will Steadily Increase. Start Your Garden at Once. It Will Pay for Your Lot.

Safe Investment Starting With **ONE DOLLAR** Without Missing the Money

Come Sunday or Monday Bring Your Dollar and SELECT YOUR LOT

How to Reach LENOX

Take any car on New York Avenue running to 15th and H Streets N. E., then transfer to Washington Interurban (Bladensburg) car leaving hourly on the hour and taking you direct to Lenox. Tell conductor to let you off at Gentleman's Driving Club, now our Lenox lots.

Salesmen on Lenox all day Sunday and Monday (Decoration Day). Call at our office during the week for maps and information.

GROVER & LAYMAN, 422 Homer Bldg. (13th Bet. F and G St.)
TELEPHONE MAIN 8648

Building Material Prices Are Coming Down

Buy Suburban Property Now

At prices which have not increased in the past four years.

Highlands of the Potomac

The most beautiful suburb of Washington, located in District of Columbia, on Conduit Road. Healthy environment, beautiful view.

Lots 50 to 125 ft. front and 125 to 200 feet depth.

\$800 to \$1,000

EASY TERMS

Now is the Time—This is the place to invest and plan your future home.

To inspect: Take Cabin John car to Jewett street and walk one block east to property.

SALESMEN ON PREMISES ALL DAY SUNDAY AND ALL DAY MONDAY

RICHMOND BRYANT

OWNER

208 Continental Trust Bldg. 14th and H Sts. N. W.
Phone Main 8581

Salesmen on premises Sunday and all day Monday.

OPPORTUNITIES

CHOOSE YOUR OWN LOCATION

SAMPLE HOUSES OPEN TONIGHT

605 to 637 Otis St. N. W.

21 to 31 Bryant St. N. E., at N. Capitol St.

8 to 26 Evarts St. N. E., at N. Capitol St.

3601 to 3615 Warder St. N. W.

6, 7 and 8 rooms, with or without garage; two corner houses.

Open Until 8 P. M.

INSPECT TODAY

H. R. Howenstein Co.

1314 F Street N. W. or 7th and H Streets N. E.

RIVERDALE

Will be vacant in 10 days! beautiful home; 3 minutes from station; living room, dining room, pantry, kitchen and reception hall; open stairway; 3 large light bedrooms and bath; floor-to-ceiling can be turned into two extra bedrooms; large front porch and fine lawn; has frontage of 240 feet by 150 feet deep; cement walks, water and gas, dry cellar, hot-water heat, shed for garage, shrubbery, fruit. An ideal suburban home at \$6,200; \$1,500 cash, balance easy. Immediate possession.

DAVIS & STEELE,
1420 N. Y. Ave. N. W.
Main 5082-5398

JOHN F. DONOHUE & SONS, INC.
314 Pa. Ave. S. E.
Investment Property

Near 7th St. and Pa. Ave. S. E.
Price, \$10,000

Rented at \$97 Per Month.
Eight fireproof garages with large fireproof store, now under splendid rental, that could be easily made to rent for \$125 per month. There is no encumbrance on this property and the owner will take back monthly payments for 75 per cent of the purchase price. These properties have been built within the past year and are in perfect condition.

YOU WILL LIKE THIS HOUSE!

You Can't Help It

Superior construction, three stories, cellar, parlor, reception hall, dining room, pantry, kitchen on first floor. All large bedrooms, many closets; two (2) bathrooms, hot-water heat, electric lights, garage, wide through street near 18th. Owner desirous of leaving city, must sell at once.

Offer \$12,500
STONE & FAIRFAX,
1342 N. Y. Ave.

NEW—READY FOR OCCUPANCY

Modern 6-room semi-bungalow. Blair road, near Kennedy street. Large lot with garage.

Convenient Terms

National Realty Co.

Home Merchants

920 New York Ave.

300 Block Tennessee Ave. N. E.

Well built, six rooms, a m. l. Colonial front, double brick garage in rear. \$1,100, terms. Owner reduced price by quick sale; vacant May 24. Act at once if you want this bargain.

HOME REALTY CO.

809 North Capitol St.

Main 2600

Two New Rows of "Jameson" Built Homes

Just completed, 22 to 32 Bryant St. N. E.; 7 rooms. Open and High street S. E. m. daily, 35 to 50 Franklin St. N. E.; with built-in garage.

Take No. Capitol st. car; get off at Bryant st.; walk 1/2 square east.

Thomas A. Jameson

906 New York Ave. N. W.

Phone Main 8528.
Ask the Man Who Owns One.